

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, OCTOBER 12, 2021
SPECIAL JOINT MEETING
(Planning Board & Board of Finance)
VIA THE INTERNET & CONFERENCE CALL
7:00 P.M.**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/87677787703>

Meeting ID: 876 7778 7703
Passcode: 398475

Web & Phone Meeting Instructions

- *If your computer/smartphone has mic and speaker then:
Type in, paste or click the following link: <https://us02web.zoom.us/j/87677787703>; **OR***
- *If not, then **Call-in** using the **phone number, Meeting ID & passcode** provided above.*
- *Sign-up for Planning Board meeting updates by emailing lcapp@stamfordct.gov.*

Web Meeting Ground Rules:

- *The meeting shall be recorded and the video shall be posted on the City of Stamford website http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8*
- *The Planning Board shall moderate the audio for attendees.*
- *Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.*
- *Applicants will have 20 minutes to make their presentation.*
- *Any applicant wishing to submit written testimony can send it prior to the meeting to lcapp@stamfordct.gov or submit through a Chat message to the Planning Board Chair during the meeting.*

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Buccino and Michael Totilo. Alternate: Stephen Perry. Absent: William Levin, Alternate. Present for staff: Vineeta Mathur, Acting Principal Planner.

Present for Board of Finance: Richard Freedman, Chair; Mary Lou Rinaldi, Geoff Alswanger, Frank Cerasoli and David Mannis.

Others Present: Mayor David Martin; Cindy Grafstein, Special Assistant to the Mayor; Lou Casolo, Engineering Bureau Chief/City Engineer; Jay Fountain, Director & Anthony Romano, Management Analyst, Office of Policy & Management; Sandy Dennies, Director of Administration; Mark McGrath, Director of Operations; Tyler Theder, Regulatory Compliance & Administrative Officer; Thomas Turk, Operations Supervisor; Vineeta Mathur, Acting Principal Planner, Land Use Bureau; Kevin McCarthy, Facilities Manager, Board of Education; Kevin Murray, Operations Manager-Parks & Facilities; Ann Brown, Supervising Engineer, WPCA; Timothy Shaw, Stamford Police Chief; Anita Carpenter, Grants Officer; John Perna, Facilities Manager; Terry Adams, Board of Representatives, District #3 and Alice Knapp, CEO, Ferguson Library.

Ms. Dell called the Planning Board meeting to order at 7:00 p.m., introduced the members of the Board and staff present. Ms. Dell then turned the meeting over to Mr. Freedman to call to order the meeting for the Board of Finance.

Both Ms. Dell and Mr. Freedman explained the procedure of the meeting for both Boards.

Ms. Dell introduced Mr. Romano.

PLANNING BOARD MEETING MINUTES:

October 5, 2021: Tabled to October 19, 2021 meeting.

REQUEST FOR AUTHORIZATION:

Requesting authorization for the following projects funded through the American Recovery Plan (ARP):

Mr. Romano made brief opening comments and introduced Kevin McCarthy, Facilities Manager, Board of Education.

Mr. McCarthy made a presentation on Item Nos. 1 - 6 and answered questions from both Boards.

As Ms. Rinaldi was asking a question, Mayor Martin joined the meeting and Mr. Freedman asked Ms. Rinaldi to hold her question so Mayor Martin could make some opening remarks and then answer her question.

After Mayor Martin's presentation, Mr. McCarthy answered further questions regarding Item Nos. 1 - 6.

1. **BOARD OF EDUCATION - DISTRICT WIDE - HVAC AUTOMATION/VENTILATION - PROJECT #001238 - TOTAL REQUEST \$1,500,000.00:** Single Platform Automation. Bring entire district automation system on to one single platform.
2. **SCOFIELD MAGNET MIDDLE SCHOOL - HVAC EQUIPMENT REPLACEMENT - PROJECT #001239 - TOTAL REQUEST \$2,500,000.00:** Roof Top Unit Replacement. Replace existing eleven (11) roof top units, which are past useful life. Design is currently a City ARP Project. Install new unit at Café. Air/Water Balance System. Construction portion anticipated to funded FY22-23 City ARP Funds. (Automation Portion funded City ARP FY21-22).
3. **STILLMEADOW ELEMENTARY SCHOOL - HVAC EQUIPMENT REPLACEMENT/AUTOMATION/VENTILATION - PROJECT #001240 - TOTAL REQUEST \$2,000,000.00:** Roof Top Unit Replacement, Building Management System Upgrade. Replace seven (7) roof top units at end of useful life (20 Years in 2023) and install new roof top unit for Café. Air/Water Balance System. Work includes installing controls for ten (10) roof top units and BMS control CO2 at VAV boxes. Project is on the list of City ARP projects. Work will improve indoor air quality and increase energy efficiency.
4. **JULIA A. STARK SCHOOL - HVAC EQUIPMENT REPLACEMENT/AUTOMATION/VENTILATION - PROJECT #001241 - TOTAL REQUEST \$1,500,000.00:** Building Management System Upgrade (1), Split System Replacement - Nurse's Office and Teacher's Lounge. There are two (2) existing systems, which are obsolete, hard to troubleshoot, and difficult to obtain parts. Project will include combining multiple systems into one system. City Engineering is underway on design. This provides cooling for Nurse's office and the other for the entire wing of the school.

5. **DAVENPORT RIDGE ELEMENTARY SCHOOL - HVAC AUTOMATION/VENTILATION - PROJECT #001242 - TOTAL REQUEST \$1,500,000.00:** Building Management System Upgrade (1) and Ductwork Replacement. Upgrade existing automation. Replace fiber-lined ductwork and balance system.
6. **RIPPOWAM MIDDLE SCHOOL - HVAC EQUIPMENT REPLACEMENT/AUTOMATION/ VENTILATION - PROJECT #001243 - TOTAL REQUEST \$2,000,000.00:** Gym and Auditorium HVAC Unit Replacement, Apples Gym A/C-Ventilation. Replacement of existing split system in the auditorium and installation of roof top unit at gymnasium, new roof top unit and ductwork for two (2) gyms at Apples.
7. **BOUTON STREET CULVERT REPLACEMENT - PROJECT #CP2703 - TOTAL REQUEST \$2,500,000.00:** During a recent project by Eversource and Aquarion, Bouton Street West was milled for new paving. During this work, it was discovered the top of the concrete box culvert was significantly deteriorated. Many temporary steel plates were installed to span over the deterioration to support this road. Box culvert replacement required.

Lou Casolo, Engineering Bureau Chief/City Engineer and Project Manager, made a presentation and answered questions from both Boards.
8. **FERGUSON LIBRARY - HVAC EQUIPMENT REPLACEMENT - PROJECT #001244 - TOTAL REQUEST \$1,600,000.00:** HVAC Upgrade to Ferguson Library.

Alice Knapp, CEO, made a presentation and answered questions from both Boards.
9. **CITYWIDE MANHOLE & BASIN - PROJECT #C56129 - TOTAL REQUEST \$1,000,000.00:** The City's road network contains more than 12,000 manholes and basins. These structures require periodic reconstruction and adjustment at an average cost of \$8,000 per basin. This work is critical to protect the safety of the public and to maintain the City's investment in the infrastructure.

Mayor Martin provided details on the Citywide Manhole & Basin project and Item Nos. 10 & 11.
10. **STREET PATCH & RESURFACING - PROJECT #C56182 - TOTAL REQUEST \$1,000,000.00:** Patch and resurface Stamford's roadway infrastructure using accepted engineering standards. This includes milling, overlay, reconstruction, associated fixes to public streets and associated subsurface replacements for drainage system.
11. **CITYWIDE DRAINAGE STUDY - PROJECT #001245 - TOTAL REQUEST \$500,000.00:** A comprehensive study to identify deficiencies to problem flood areas. Identify the size of the impact and the estimated cost related to remediate the issue.
12. **PARKS PAVING & DRAINAGE - PROJECT #C56169 - TOTAL REQUEST \$550,000.00:**
 - a. Kosciuszko Park Parking Lot: \$100,000.00 request to relevel/re-gravel parking lot and access road, which will upgrade sheet drainage.
 - b. West Beach Parking Lot: \$200,000.00 request for the design, upgrade and installation of a scour protection wall along the beachfront that divides the shore and parking lot, which will protect from erosion and heaving due to storm surges and extreme tidal flooding.
 - c. Courtland Avenue Park - Dog Park - \$150,000.00 request: Underground drainage and installation of a retention basin to Dog Park area, which will assist with erosion and washout; small retention wall to be installed.

- d. 426 Shippan Avenue Parks Department - \$100,000.00 request: Regrading and repaving Parks Department Shop parking areas to assist with flood prone areas which will get connected to all storm drains properly.

Kevin Murray, Operations Manager - Parks & Facilities, made a presentation and answered questions from both Boards.

Requesting authorization for the following projects funded through FEMA for storm damage due to Hurricane Ida:

Mr. Casolo provided project details on Item Nos. 13 - 15 and answered questions from both Boards.

13. **FEMA RELATED DRAINAGE REPAIR - PROJECT #001247 - TOTAL REQUEST \$1,950,000.00:** Citywide - Halliwell Drive, Bedford Street, Chester Street, Urban Street, Frisbie Street, Cove Island and Cummings Parks. Dannell Drive, Silver Hill Lane, Toilsome Brook Drainage Repair, Lincoln Avenue, Holt's Ice Pond/1016-1022 Long Ridge Road and other locations.
14. **HOPE STREET TO PRUDENCE DRIVE (FEMA) - PROJECT #001248 - TOTAL REQUEST \$1,500,000.00:** Hope Street to Prudence Drive - Culvert Repair.
15. **FARMS ROAD RECONSTRUCTION (FEMA) - PROJECT #001249 - TOTAL REQUEST \$3,500,000.00 (Reduced to \$1,000,000.00 during the meeting):** Farms Road reconstruction.
16. **STORM WATER PUMP STATION - PROJECT #CP5241 - TOTAL REQUEST \$500,000.00:** Storm Water Pump Station upgrade electrical and generator at Cumming and Wampanaw pump station.

Ann Brown, Supervising Engineer, WPCA, made a brief presentation and answered questions from both Boards.

Requesting authorization for the following additional projects funded through bonds & CNR:

17. **CHESTER ADDISON UPGRADES - PROJECT #001250 - TOTAL REQUEST \$250,000.00 (CNR):** Beacon Properties has offered the Stamford Police Department the Chester Addison Center to run a P.A.L. (Police Activities League) center along with other nonprofit organizations - Stamford Public Schools, Stamford Police Foundation, Ferguson Library and the Stamford Public Education Foundation (SPEF). The City is currently working on a 5-year lease for \$1.00. A request of \$160,000.00 would include upgrades of the generator, roof, HVAC and windows.
- Mayor Martin made some brief comments and Timothy Shaw, Stamford Police Chief, provided project details and answered questions from both Boards.
18. **JOHN BOCCUZZI PARK @ SOUTHFIELD - PROJECT # CP8701 - TOTAL REQUEST \$2,400,000.00 (CNR & BONDS):** To complete Phase 1B, dune habitat and waterfront. The City will repurpose Bond funds from the Police Station and Dyke Lane Pump Station.

Mr. Casolo provided details on the project and answered questions from both Boards.

19. CAPITAL CLOSEOUT RECOMMENDATION: Pursuant to Stamford City Code Section 8-2, partial closeout of the following capital project is being recommended:

Project No.	Project Name	Closeout Amount	Funding Source
C45247	New Police Headquarters	1,000,000.00	Bonds

Ms. Dell asked the Planning Board if there were any further questions. There was no response.

Ms. Dell then called for a motion to begin the process of voting on Capital Project Appropriation Request Item Nos. 1 through 19.

Mr. Buccino made a motion to begin the process of voting on Capital Project Appropriation Request Item Nos. 1 through 19; seconded by Mr. Tepper; unanimously approved with all eligible members voting.

Mr. Romano reminded everyone that Item No. 15 was reduced from \$3,500,000.00 to \$1,000,000.00.

Ms. Dell called for a motion to approve Capital Project Appropriation Request Item Nos. 1 through 19.

Mr. Tepper made a motion to approve Capital Project Appropriation Request Item Nos. 1 through 19, with the reduction in the amount of Item No. 15 from \$3,500,000.00 to \$1,000,000.00; seconded by Mr. Totilo.

Ms. Godzeno requested if Item No. 17 could be voted on separately.

Ms. Dell asked Ms. Godzeno if she could clarify why she is requesting a separate vote.

Ms. Godzeno explained that while she is in favor of the program and the intentions of the P.A.L, not sure that this item is a priority. Even though it seems promising, it is still in the early stages and that she agrees with the skepticism as this being a relative priority from the Board of Finance.

After some discussion, Mr. Tepper recommended approval of Capital Project Appropriation Request Item Nos. 1 - 16, 18 & 19 with the reduction of Item No. 15 from \$3,500,000.00 to \$1,000,000.00. These requests have been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds these requests to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan. Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0-0 (Dell, Buccino, Godzeno, Totilo and Tepper).

After some discussion, Mr. Tepper recommended approval of Item No. 17 - Chester Addison Upgrades - Project #001250 - Total Request \$250,000.00 (CNR). This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Buccino seconded the motion and passed with eligible members present voting, 4-1-0 (Dell, Buccino, Tepper & Totilo - In Favor / Godzeno - Against)

NEW BUSINESS:

Ms. Dell explained that next week there will be two Zoom meetings. The first meeting will be an Executive Session meeting to be an informational meeting from the Legal Department, which will be immediately followed by the Regular Meeting/Capital Budget proceedings. There will be separate sign-in/call-in details for each meeting. Ms. Dell stated to Mr. Romano that she would speak with Kathryn Emmett, Director of Legal Affairs to get an idea of how long the Executive Session might be.

Next regularly scheduled Planning Board meetings are:

- October 19, 2021 (Executive Session & Capital Budget - BEGINS AT 6:30 P.M.)
- October 26, 2021 (Capital Budget - BEGINS AT 6:30 P.M.)
- November 3, 2021 (Capital Budget - ***SPECIAL WEDNESDAY MEETING*** - BEGINS AT 6:30 P.M.)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:09 p.m. and turned the meeting over to Mr. Freedman and the Board of Finance.

Respectfully Submitted

October 14, 2021

Theresa Dell, Chair
Stamford Planning Board

NOTE: These proceedings were recorded on video and are available for review on the Planning Board website at http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20